



REF: 067742-05TFC



McKenzie Group Consulting (NSW) Pty Ltd
ACN: 093 211 995
Level 6, 189 Kent St, Sydney NSW 2000
Tel: 02 8298 6800 Fax: 02 8298 6899
email@mckenzie-group.com.au

TRANSMITTAL FORM

To:	Pittwater Council	Project No:	067742
Address:	PO Box 882, Mona Vale NSW 1660		
Attention:	Customer Service	Date:	27 October 2014
Project:	Shop 2 & 3, Pittwater Place, 10 Park Street, Mona Vale		
From:	Mark Painter		
Method of Delivery:			
☒ Mail	☐ Courier	☐ By Hand	☐ Collected
☐ Other			
Subject:	Complying Development Certificate 14/122636-1		

Dear Sir or Madam:

Due to administration error, please find enclosed one (1) copy of the Complying Development Certificate 14/122636-1 and it's attachment in accordance with Clause 151 (2) of the Environmental Planning & Assessment Regulation 2000, issued for the above project together with a cheque of \$36.00 being the lodgement fee.

Plans and specifications approved

- Architectural Drawings prepared by C2 Design numbered; 0002/B, 3/B, 4/C, 5/B, 6/B, 7/B, 8/B, 9/B, 10/B, 11/B, 12/B.

Attachments

- Conditions of approval (includes conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a s 94 contribution or other monetary contributions.
- Schedule of essential fire safety measures.
- Application form for Complying Development Certificate.
- Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate
- Design Statement prepared by C2 Design, dated 8 October 2014.
- Annual Fire Safety Statement prepared by Infinity Fire Protection, dated 20 August 2014.
- 149 Planning Certificate No. e149Pt2/14/0895 prepared by Pittwater Council, dated 10 October 2014.
- Levy Online Payment Receipt No. 180885, dated 14 October 2014.
- Design Statement prepared by C2 Design, dated 14 October 2014.
- Design Statement with regards to Food Premises prepared by C2 Design, dated 14 October 2014.

336 REC: 369533

28/10/14

11. Design Compliance Statement with regards to Lighting prepared by Matthew Cliffe, dated 14 October 2014.
 12. Clause 130 Compliance Statement prepared by Accredited Certifier – McKenzie Group Consulting.
 13. Email conversation with regards to Waste Disposal prepared by Geoff Vallender, dated 14 October 2014.
-

Please provide a receipt upon completion of payment process and **note our reference.**

If you require further information please contact me on (02) 8298 6800.

Regards,
S Finau
Per
Mark Painter
Building Surveyor
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Copy To:	Attention:	Address:
C2 Design	Matthew Cliffe	Level 4, Suite 406, 64-76 Kippax Street Surry Hills NSW 2000



McKenzie Group Consulting (NSW) Pty Ltd
 ACN: 093 211 995
 Level 6, 180 Kent St, Sydney NSW 2000
 Tel: 02 8298 6800 Fax: 02 8298 6899
 email: @mckenzie-group.com.au

COMPLYING DEVELOPMENT CERTIFICATE No. 14/122636-1

Issued under the Environmental Planning and Assessment Act 1979 Sections 85, 85A

Owner

Name: The RREEF BVK Australian Fund 1
 Address: Centre Management, 10 Park Street, Mona Vale NSW 2103

Property details

Address: Shop 2 & 3, Pittwater Place, 10 Park Street, Mona Vale
 Lot/Portion No: 10
 DP No: 818304
 Municipality: Pittwater Council

Description and value of development

Description: Fitout of Seafood Retail Shop
 Value of work: \$200,000.00

Determination

Approved/Refused: Approved
 Date of Determination: 27 October 2014

Plans and specifications approved

- Architectural Drawings prepared by C2 Design numbered; 0002/B, 3/B, 4/C, 5/B, 6/B, 7/B, 8/B, 9/B, 10/B, 11/B, 12/B.

Attachments

1. Conditions of approval (includes conditions prescribed, or required to be attached by the Regulation or relevant EPI or DCP including any condition relation to the payment of a s 94 contribution or other monetary contributions.
2. Schedule of essential fire safety measures.
3. Application form for Complying Development Certificate.
4. Record of Site Inspection made by Accredited Certifier in accordance with Clause 129B (EP&A Regulation's 2000) prior to issue of Complying Development Certificate
5. Design Statement prepared by C2 Design, dated 8 October 2014.
6. Annual Fire Safety Statement prepared by Infinity Fire Protection, dated 20 August 2014.
7. 149 Planning Certificate No. e149P12/14/0895 prepared by Pittwater Council, dated 10 October 2014.
8. Levy Online Payment Receipt No. 180885, dated 14 October 2014.
9. Design Statement prepared by C2 Design, dated 14 October 2014.
10. Design Statement with regards to Food Premises prepared by C2 Design, dated 14 October 2014.
11. Design Compliance Statement with regards to Lighting prepared by Matthew Cliffe, dated 14 October 2014.
12. Clause 130 Compliance Statement prepared by Accredited Certifier – McKenzie Group Consulting.
13. Email conversation with regards to Waste Disposal prepared by Geoff Vallender, dated 14 October 2014.

Environmental planning instrument decision made under

List Complying & Exempt Development DCP; SEPP; LEP: SEPP (Exempt and Complying Development Codes) 2008

The land use zone within which the land is situated is Zone B4 Mixed Use.

Complying Development Certificate

Certificate no.: 14/122636-1

Date of Determination: 27 October 2014

Certificate / Certifying Authority

McKenzie Group Consulting (NSW) Pty Ltd, certify that the proposed development is complying development and that if carried out in accordance with the plans and specifications will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979; and will upon completion be a class 6 building.

Signature

Signed on behalf of the Company, McKenzie Group Consulting (NSW) Pty Ltd
(ACN 093 211 995); BPB Corporate Accreditation No. ABC 6
Signed by: Mike Gooley
Accredited Certifier Grade: 1
BPB Registration No.: 0143

Date of this Certificate: 27 October 2014
Certificate Number: 14/122636-1

Date this Certificate will lapse: 27 October 2019

Note: Prior to commencement of work sections 86 (1) and (2) of the Environmental Planning and Assessment Act 1979 must be satisfied (see form 7).

ATTACHMENT 1 Existing Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Essential Fire Safety Measures	Standard of Performance
1.	Access Panels, doors and hoppers to fire resisting shafts	BCA C3.13 & AS1905.1-1997
2.	Automatic fail safe devices	BCA part C3 & D2.21
3.	Automatic fire detection and alarm system	BCA E2.2 & Spec E2.2a & AS1670.1 – 1995, AS3786 – 1993
4.	Automatic Fire Sprinkler System	BCA E1.5, Spec E1.5 & 2118.1-1999
5.	Wall Wetting Sprinkler and Drencher System	C3.4
6.	Emergency Lighting	BCA E4.2, E4.4 & AS2293.1-1998
7.	Exit Signs	BCA E4.2, E4.4 & AS2293.1-1998
8.	Fire Doors	AS1905.1-1997 BCA Spec C3.4
9.	Fire Hydrant Systems	BCA E1.3 AS2419.1-1994
10.	Fire Seals	BCA Part C3.12, C3.15, Spec. C3.15
11.	Hose Reel System	BCA E1.4 & AS2441-1998
12.	Portable Fire Extinguishers	BCA E1.6 & AS2444-1995
13.	Warning & Operational Signs	EPA Regulation (80GG) – Form 15B; BCA E3.3 (lifts) D2.23
14.	Smoke Control System	BCA E2.2, Spec E2.2b & AS1668.1
15.	Fire Control Centres and Rooms	BCA E1.8 & Spec E1.8
16.	Fire Dampers	BCA C3.12 & C3.15, AS1668.1 – 1998; AS1668.2 – 1991, AS1682.1 – 1990; AS1682.2 – 1990
17.	Mechanical Air Handling System	BCA E2.2, Spec E2.2b & AS1668.1 – 1998
18.	Alarm Monitoring Signal	Fire safety study prepared by Fire Modelling & Computing titled Mixed Commercial development – 10 Park St, Mona Vale – January 2003
19.	Glazing to Escalator voids	Fire safety study prepared by Fire Modelling & Computing titled Mixed Commercial development – 10 Park St, Mona Vale – January 2003

Proposed Fire Safety Schedule

(Pursuant to Clause 168 of the Environmental Planning and Assessment Regulation 2000)

	Essential Fire Safety Measures	Standard of Performance
1.	Access Panels, doors and hoppers to fire resisting shafts	BCA C3.13 & AS1905.1-1997
2.	Automatic fail safe devices	BCA part C3 & D2.21
3.	Automatic fire detection and alarm system	BCA E2.2 & Spec E2.2a & AS1670.1 – 1995, AS3786 – 1993
4.	Automatic Fire Sprinkler System	BCA E1.5, Spec E1.5 & 2118.1-1999
5.	Wall Wetting Sprinkler and Drencher System	C3.4
6.	Emergency Lighting	BCA E4.2, E4.4 & AS2293.1-1998
7.	Exit Signs	BCA E4.2, E4.4 & AS2293.1-1998
8.	Fire Doors	AS1905.1-1997 BCA Spec C3.4
9.	Fire Hydrant Systems	BCA E1.3 AS2419.1-1994
10.	Fire Seals	BCA Part C3.12, C3.15, Spec. C3.15
11.	Hose Reel System	BCA E1.4 & AS2441-1998
12.	Portable Fire Extinguishers	BCA E1.6 & AS2444-1995
13.	Warning & Operational Signs	EPA Regulation (80GG) – Form 15B; BCA E3.3 (lifts) D2.23
14.	Smoke Control System	BCA E2.2, Spec E2.2b & AS1668.1
15.	Fire Control Centres and Rooms	BCA E1.8 & Spec E1.8
16.	Fire Dampers	BCA C3.12 & C3.15, AS1668.1 – 1998; AS1668.2 – 1991, AS1682.1 – 1990; AS1682.2 – 1990
17.	Mechanical Air Handling System	BCA E2.2, Spec E2.2b & AS1668.1 – 1998
18.	Alarm Monitoring Signal	Fire safety study prepared by Fire Modelling & Computing titled Mixed Commercial development – 10 Park St, Mona Vale – January 2003
19.	Glazing to Escalator voids	Fire safety study prepared by Fire Modelling & Computing titled Mixed Commercial development – 10 Park St, Mona Vale – January 2003